Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-22-5104A

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 853946 DEEDWARR
05/12/2022 08:43:36 AM 2 pgs
Fees: $13.00 Taxes: $3,611.20
20220512-0054361

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62623
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzanne Reavis Wing 5104 A Dakota Avenue Nashville, TN 37209	Suzanne Reavis Wing 5104 A Dakota Avenue Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 091150J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$976,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle C. Pearce**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne Reavis Wing** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for Homes at 5104 Dakota of record in Inst. No. 20150722-0071799, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michelle C. Pearce, single woman, by Warranty Deed from Aspen Construction of Brentwood, Inc., a Tennessee Corporation, dated February 29, 2016 and recorded on March 2, 2016, of record in Inst. No. 20160302-0020036, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for Homes at 5104 Dakota of record in Inst. No. 20150722-0071799, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20150722-0071799, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenant for Detached Structure of record in Inst. No. 20150810-0079895, said Register's Office.

This is improved property, known as 5104 A Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2022.

Michelle C. Pearce

State of Tennessee

County of Davidson

On this 9th day of May, 2022, before me the undersigned authority, personally appeared Michelle C. Pearce, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $976,000.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2022.

Notary

My Commission Expires: _____

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY